

How To Register to Bid for 8226 Germantown Ave, Philadelphia ONLINE ONLY Auction

1. To be approved as a bidder, funds of \$40,000 (the deposit) must be received by Alderfer Auction. The deposit will be retained if you are the winning bidder. If you are not the winning bidder, funds will be available for pickup at Alderfer Auction's Hatfield office the next business day. Wire transfer funds will be returned the following business day. Acceptable forms include:

- Cashier's check payable to Alderfer Auction, or Cash. The cashier's check or cash must be received at 501 Fairgrounds Road, Hatfield, PA 19440.

- Wire Transfer. Contact sherry@alderferauction.com for wire transfer instructions.

**** All funds must be received by November 14, 2023 at 12 noon for bidders to be approved to participate in the auction.**

2. Register online <https://www.alderferauction.com/real-estate/auction/bw109670>

3. Review the Bidder Terms and Conditions. If you are bidding via phone or absentee, sign and email terms to sherry@alderferauction.com. If you are bidding online, review and sign terms online.

Online ONLY Auction – Bidding opens on October 19th at 12 noon.

- This auction is online at <https://www.alderferauction.com/real-estate/auction/bw109670>
- Bidding venues include:
 - Online: Bidding opens Thursday, October 19th at 12 noon and continues through Auction Day on November 14, 2023. On November 14th at 4:00 PM, all bidding formats including online, phone and absentee will be acknowledged by the auctioneer until the highest bid is achieved.
 - Phone bidding: Call 215-378-1251 to have an Alderfer representative bid for you during the auction starting at 4:00 PM. Our representative will bid live in conjunction with the online bids.
 - Absentee bids: contact Sherry Russell

If you are the Successful Bidder:

1. Bid price plus 5% Buyer's Premium will become the final sale price, recorded on the deed.
2. Alderfer Auction will retain the deposit of \$40,000 and hold in escrow until day of settlement.
3. Sign Purchase Agreement, both buyer and seller(s) within two (2) hours of the auction via DocuSign.
4. Obtain financing, if needed (total price for financing = bid price + buyer's premium).
5. Settlement will be held on or before December 29, 2023.

Broker Participation - If you have Realtor representation, please note that the completed registration form must be submitted to Alderfer Auction 24 hours prior to the start of the auction.

Alderfer Auction has a team of realtors that can assist you through the auction process and settlement if you desire.
